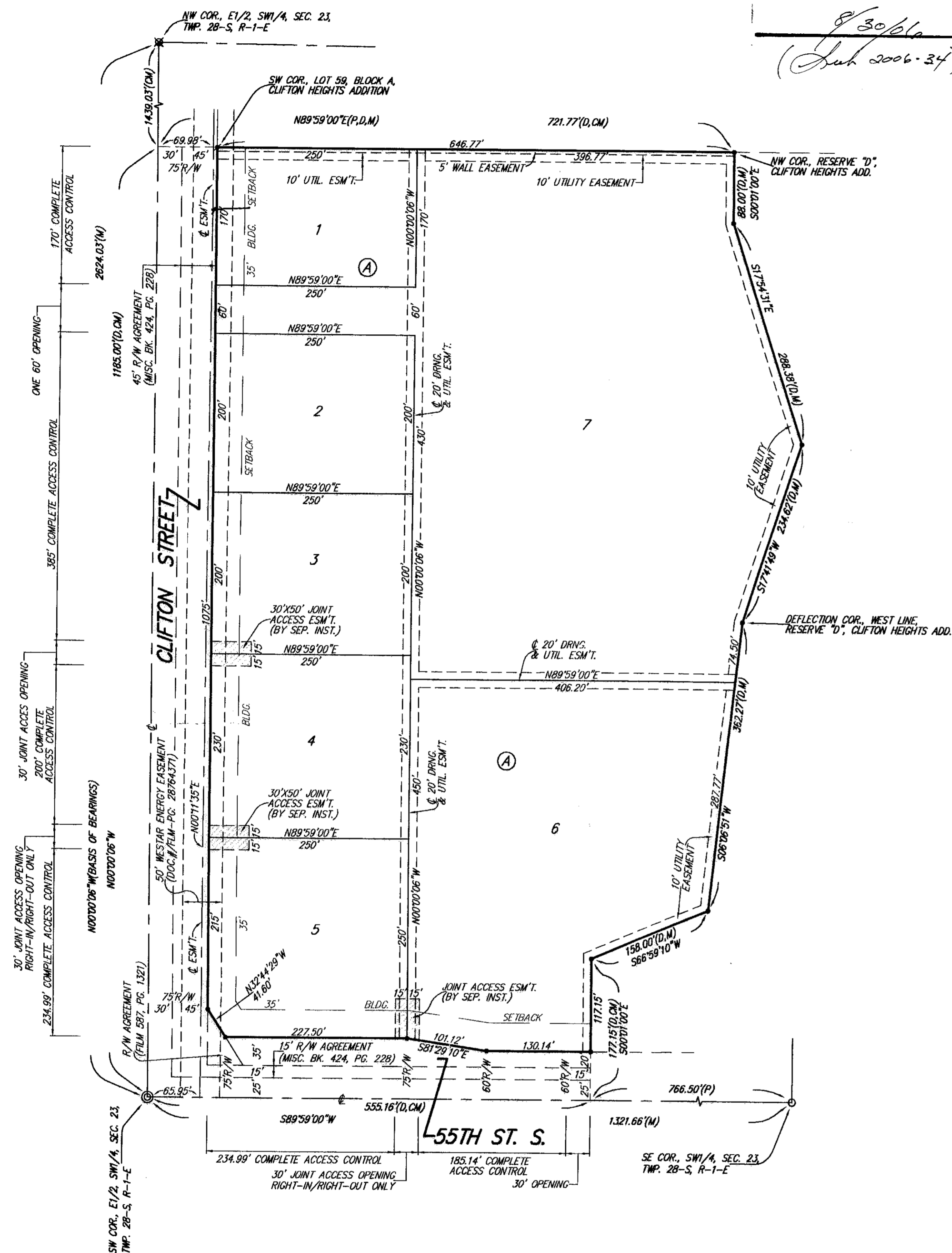


CLIFTON HEIGHTS COMMERCIAL ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

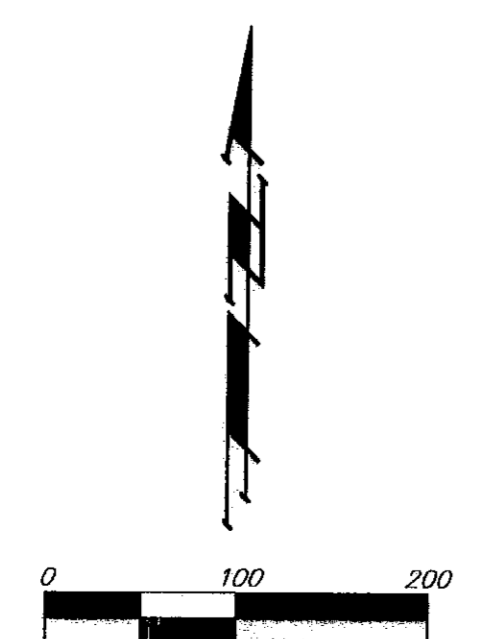
FILE COPY
FINAL TRACING REC'D

8/30/06
(Sub 2006-34)



BENCHMARK:
CITY OF WICHITA BENCHMARK DISC, SE CORNER OF CLIFTON AND 55TH ST. S., SOUTHWEST CORNER OF ROBC, ON TOP OF HUBGUARD AT THE WEST END. ELEV. = 1263.29 NGVD29

- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = 3/4" IRON (FOUND)
- = 1/2" IRON (FOUND)
- = BOLT W/ 3" DIA. HEAD (FOUND)



NOTE:
ADDITIONAL BUILDING SETBACK REQUIREMENTS PER CLIFTON HEIGHTS COMMERCIAL COMMUNITY UNIT PLAN (CUP 2005-75, DP-294).

NOTE:
A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. DRAINAGE INTENT SHALL REMAIN AS DEPICTED OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
1-7	A	1265.0

(M) = MEASURED
(D) = DESCRIBED
(P) = PLATTED
(CM) = CALCULATED PER MEASURED INFO.

State of Kansas) SS We, Baughman Company, P.A., Surveyors in Sedgwick County and state do hereby certify that we have surveyed and platted "CLIFTON HEIGHTS COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: That part of the E1/2 of the SW1/4 of Sec. 23, Twp. 28-S, R-1-E of the 6th P.M., Sedgwick County, Kansas described as follows: Beginning at the SW corner of the E1/2 of said SW1/4; thence N00°00'06"W along the west line of the E1/2 of said SW1/4, 1185.00 feet; thence N89°59'00"E, 721.77 feet; thence S00°01'00"E, 88.00 feet; thence S17°54'31"E, 288.38 feet; thence S17°41'49"W, 234.62 feet; thence S06°06'51"W, 362.27 feet; thence S66°59'10"W, 158.00 feet; thence S00°01'00"E, 177.15 feet to a point on the south line of the E1/2 of said SW1/4; thence S89°59'00"W along the south line of the E1/2 of said SW1/4, 555.16 feet to the point of beginning, subject to road rights-of-way of record.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Michael D. Conroy 8-16-2006, Surveyor
Michael G. Conroy

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block, and Streets to be known as "CLIFTON HEIGHTS COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted as indicated for drainage purposes and for the construction and maintenance of all public utilities. The wall easement is hereby granted as indicated for the construction and maintenance of a private screening wall and utility main lines and service lines shall be allowed to cross this easement. The streets are hereby dedicated to and for the use of the public. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

J.R.D., LLC, a Kansas limited liability company
Jay W. Russell, Member

State of Kansas) SS The foregoing instrument acknowledged before me, this 22nd day of August, 2006, by Jay W. Russell, Member of J.R.D., LLC, a Kansas limited liability company, on behalf of the limited liability company.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appl. Expires 11-7-09
Judith M. Terhune, Notary Public

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "CLIFTON HEIGHTS COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas.
Kanza Bank
Gary Max Whittle, VP

State of Kansas) SS The foregoing instrument acknowledged before me, this 25th day of August, 2006, by Gary Max Whittle, VP of Kanza Bank, on behalf of the bank.

Danielle K. Reichenberger, Notary Public
DANIELLE K. REICHENBERGER

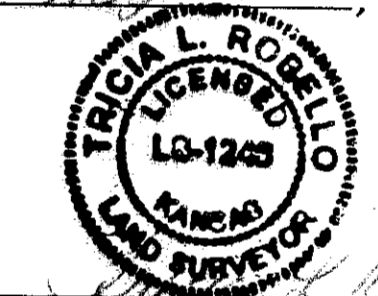
This plat of "CLIFTON HEIGHTS COMMERCIAL ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____, 2006.
Wichita-Sedgwick County Metropolitan Area Planning Commission

Harold L. Warner, Jr., Chair
John L. Schlegel, Secretary

This plat approved and all dedications shown hereon, accepted by the City Council of the City of Wichita, Kansas, and consent is hereby given for the formation of a storm water sewer district within the boundary of this plat by the Board of Sedgwick County Commissioners as they deem necessary to provide storm water sewer service to this area, this _____ day of _____, 2006.

Carlos Mayans, Mayor
Karen Sublett, City Clerk

Reviewed in accordance with K.S.A. 58-2005 on this 24th day of August, 2006.



Tricia L. Robella, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this _____ day of _____, 2006.

Don Brace, County Clerk

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2006 at _____ o'clock _____ M.; and is duly recorded.

Bill Meek, Register of Deeds

Tonya Buckingham, Deputy

